

Executive Summary Report

Characteristics Based Market Adjustment for 2002 Assessment Roll

Area Name: /Number – North Beacon Hill / 20

Previous Physical Inspection: 1999

Sales - Improved Summary:

Number of Sales: 200

Range of Sale Dates: 1/2000 -12/2001

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2001 Value	\$68,700	\$127,200	\$195,900	\$223,600	87.6%	14.54%
2002 Value	\$73,200	\$146,000	\$219,200	\$223,600	98.0%	13.95%
Change	+\$4,500	+\$18,800	+\$23,300		+10.4%	-0.59%
% Change	+6.6%	+14.8%	+11.9%		+11.9%	-4.06%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -0.59% and -4.06% actually represent an improvement.

Sales used in Analysis: All sales of single family residences on residential lots which were verified as, or appeared to be, market sales were considered for the analysis. Individual sales, of that group, that were excluded are listed later in this report. Multi-parcel sales; multi-building sales; mobile home sales; and sales of new construction where less than a fully complete house was assessed for 2001 were also excluded.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2001 Value	\$69,800	\$132,200	\$202,000
2002 Value	\$74,500	\$152,200	\$226,700
Percent Change	+6.7%	+15.1 %	+12.2 %

Number of improved Parcels in the Population: 2952

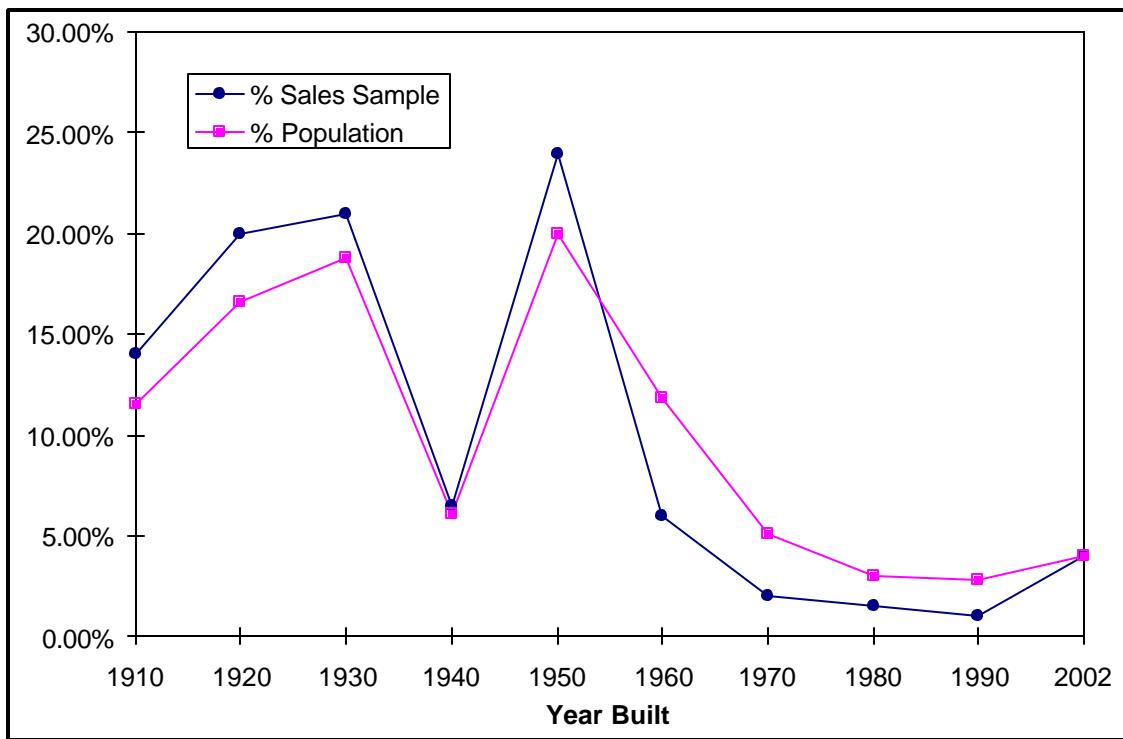
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, above grade living areas, views, lot size, and neighborhoods. The analysis results showed that characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. Area 20 is stratified into three Neighborhoods and about 79% of improvements are located in Neighborhood 2. Neighborhood 2 is split into two parts by neighborhood 3, which is a more desirable area where houses sell for higher prices. A thorough analysis revealed that improvements in neighborhood 2 with above grade living area greater than 1500 sqft. had lower average ratio than other improvements and formula adjusts value upward more than others. Similarly, improvements built or renovated after 1970 had lower average ratio than others, and improvements with building grade 6 had lower average than others and formula adjusts these improvements value upward more than others thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2002 assessment roll.

Sales Sample Representation of Population - Year Built

Sales Sample		
Year Built	Frequency	% Sales Sample
1910	28	14.00%
1920	40	20.00%
1930	42	21.00%
1940	13	6.50%
1950	48	24.00%
1960	12	6.00%
1970	4	2.00%
1980	3	1.50%
1990	2	1.00%
2002	8	4.00%
	200	

Population		
Year Built	Frequency	% Population
1910	342	11.59%
1920	491	16.63%
1930	556	18.83%
1940	181	6.13%
1950	589	19.95%
1960	350	11.86%
1970	151	5.12%
1980	89	3.01%
1990	84	2.85%
2002	119	4.03%
	2952	

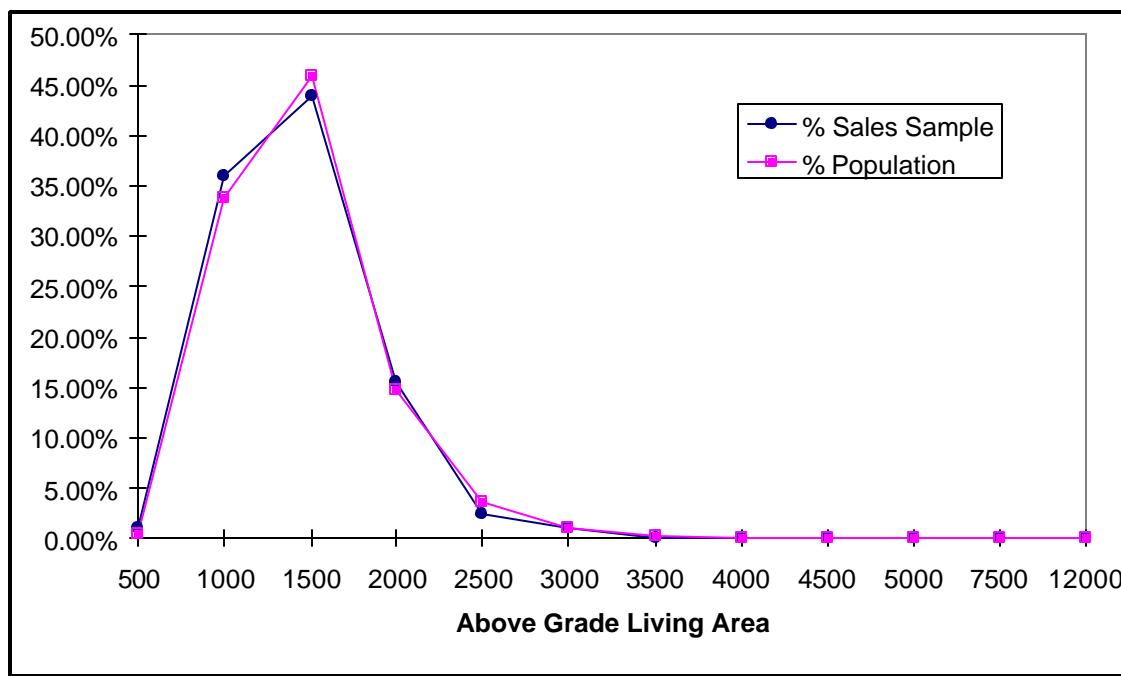


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	2	1.00%
1000	72	36.00%
1500	88	44.00%
2000	31	15.50%
2500	5	2.50%
3000	2	1.00%
3500	0	0.00%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
7500	0	0.00%
12000	0	0.00%
	200	

Population		
AGLA	Frequency	% Population
500	15	0.51%
1000	1000	33.88%
1500	1354	45.87%
2000	438	14.84%
2500	107	3.62%
3000	32	1.08%
3500	6	0.20%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
7500	0	0.00%
12000	0	0.00%
	2952	

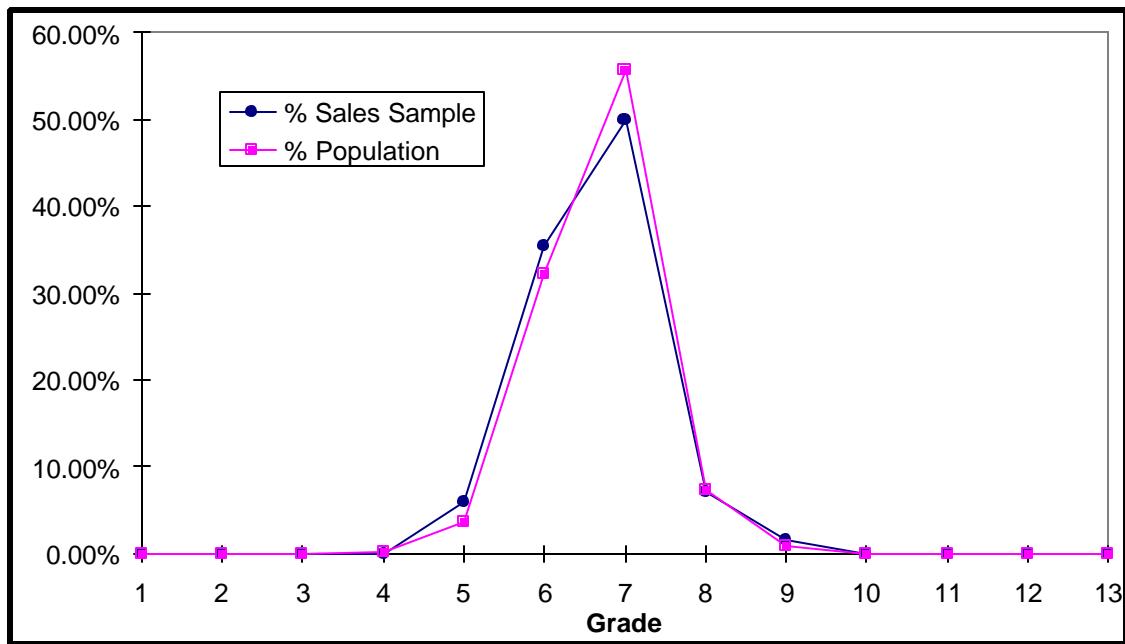


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

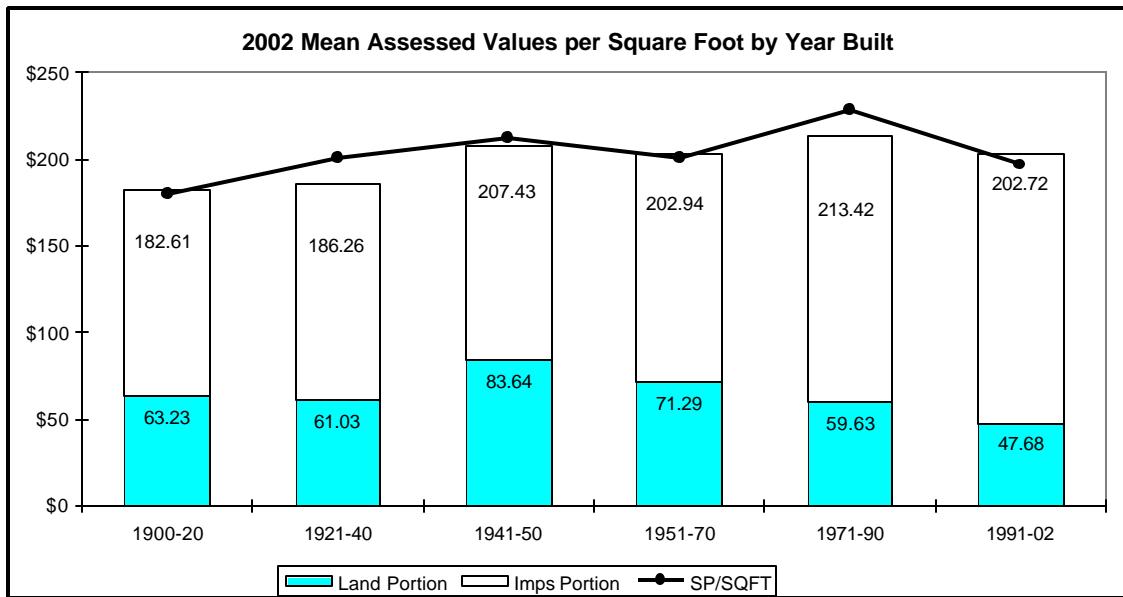
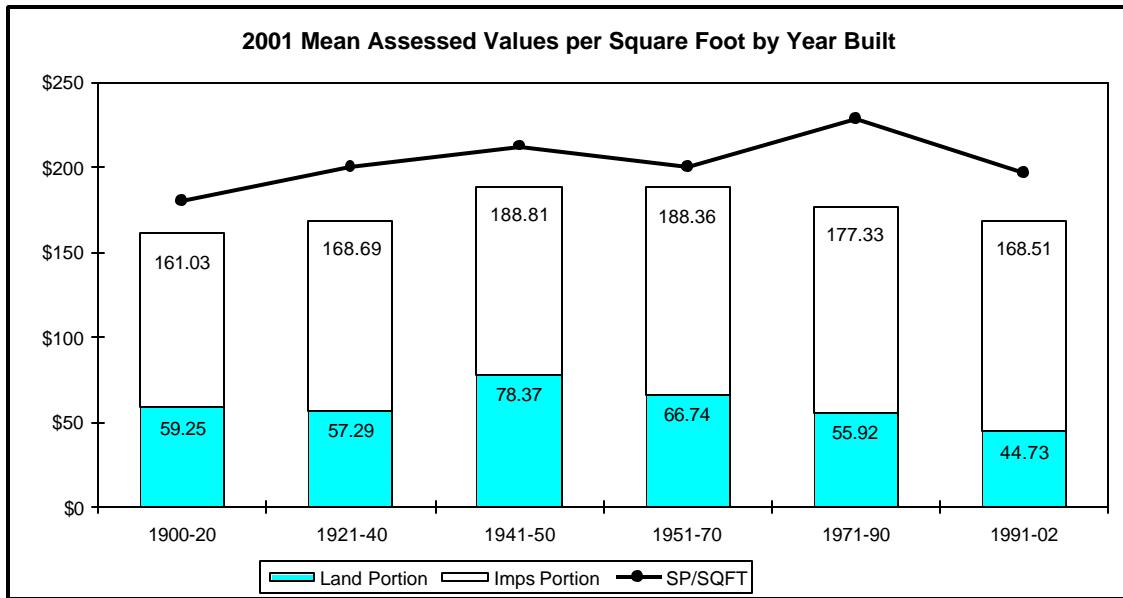
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	12	6.00%
6	71	35.50%
7	100	50.00%
8	14	7.00%
9	3	1.50%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
		200

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	2	0.07%
4	6	0.20%
5	111	3.76%
6	949	32.15%
7	1642	55.62%
8	217	7.35%
9	24	0.81%
10	1	0.03%
11	0	0.00%
12	0	0.00%
13	0	0.00%
		2952



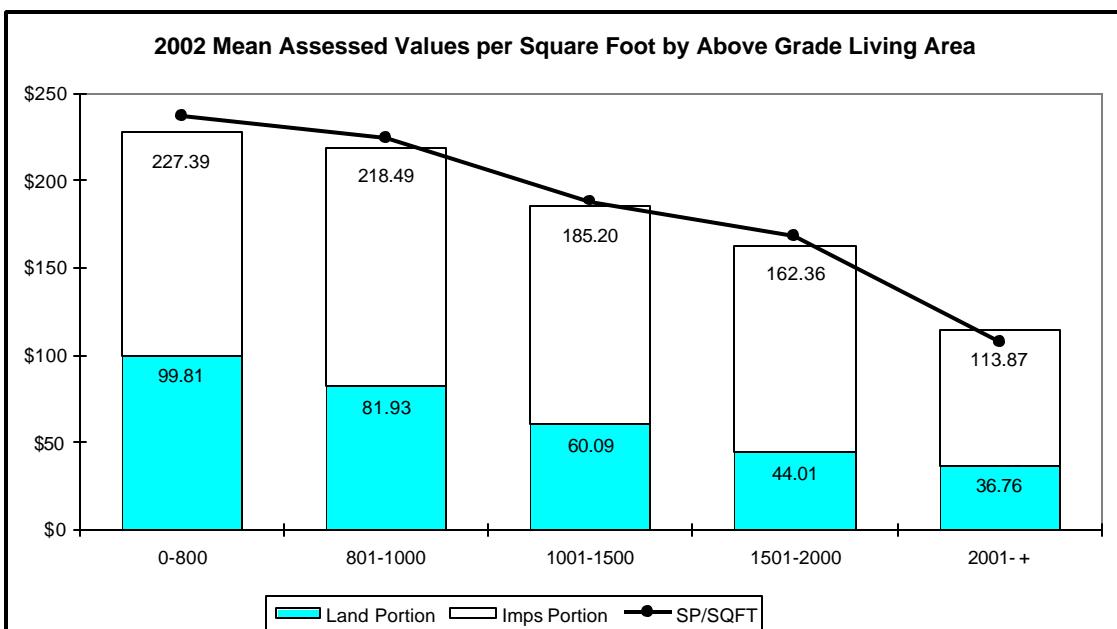
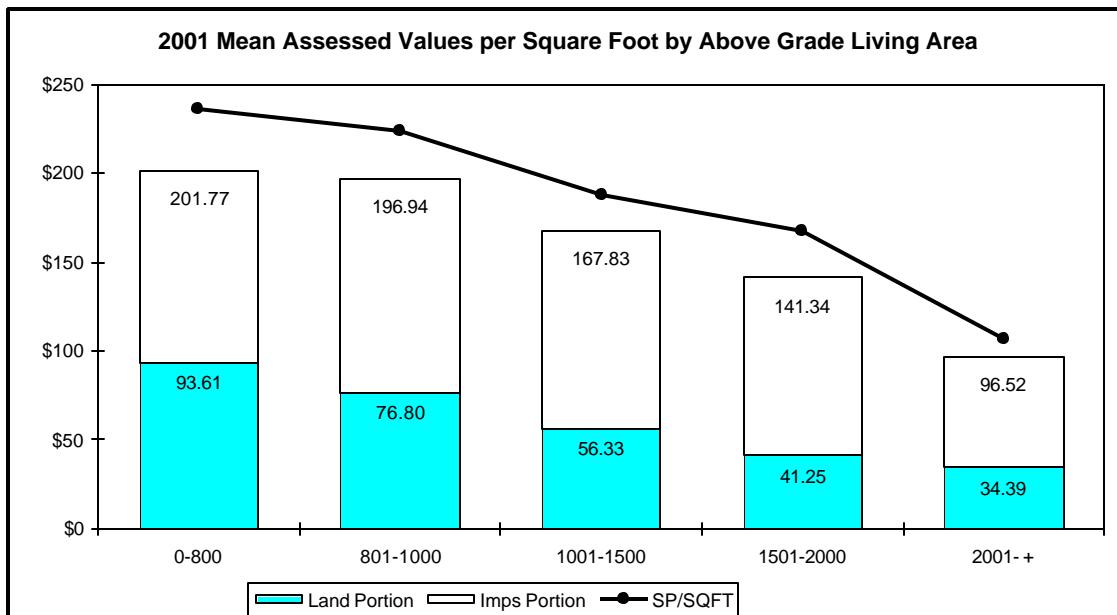
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2001 and 2002 Per Square Foot Values by Year Built



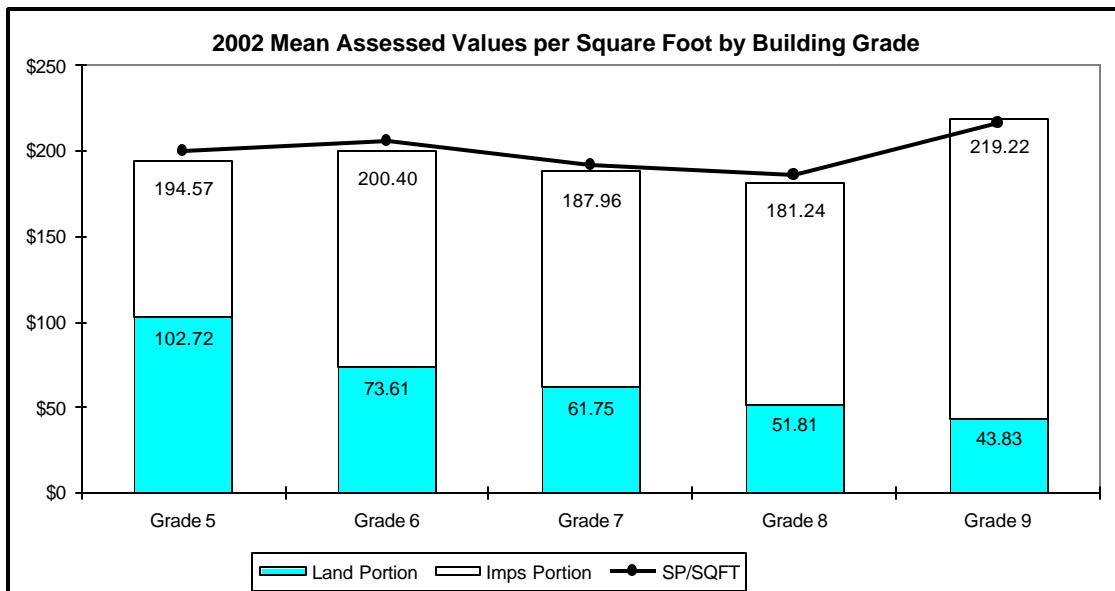
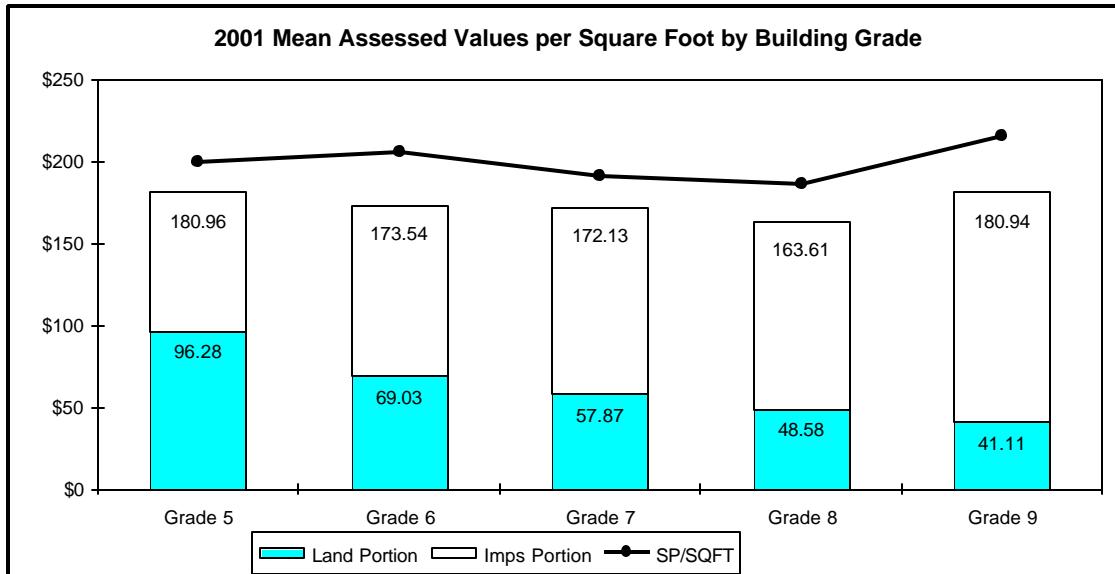
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 2001 and 2002 Per Square Foot Values by Above Grade Living Area



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 2001 and 2002 Per Square Foot Values by Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2000 through 12/31/2001 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. Parcels with improvements value, but no building characteristics
6. Others as identified in the sales deleted list

See the attached sales available and sales deleted lists at the end of this report for more detailed information.

Land update

A scarcity of vacant land sales (6 usable land sales) in area 20 made it problematic to develop adjustments to previous land value based on land sales alone. In the absence of evidence to the contrary, the same overall market increase (coefficient derived in multiple regression model) indicated for improved properties are assumed to apply to previous land value. The following formula will be applied to all land:

$$2002 \text{ Land Value} = 2001 \text{ Land Value} / 0.9296928$$

Or

$$2002 \text{ Land Value} = 2001 \text{ Land Value} * 1.075$$

Note: Land Value less than or equal to \$10,000 will be factored by 1.00.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the total assessed values on all improved parcels were based on the analysis of the 200 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2001 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, above grade living areas, views, lot size, and neighborhoods. The analysis results showed that characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. Area 20 is stratified into three Neighborhoods and about 79% of improvements are located in Neighborhood 2. Neighborhood 2 is split into two parts by neighborhood 3, which is a more desirable area where houses sell for higher prices. A through analysis revealed that improvements in neighborhood 2 with above grade living area greater than 1500 sqft. had lower average ratio than other improvements and formula adjusts value upward more than others. Similarly, improvements built or renovated after 1970 had lower average ratio than others, and improvements with building grade 6 had lower average than others and formula adjusts these improvements value upward more than others thus improving equalization.

The derived adjustment formula is:

2002 Total Value = 2001 Total Value / (0.9296928 - (0.08798747* if year built or renovation after 1970) – (0.06182159 if building grade = 6) – (0.06017402 if Neighborhood 2 and above grade living area greater than 1500 sqft.))

The resulting total value is rounded down to the next \$1,000, *then:*

2002 Improvements Value = 2002 Total Value minus 2002 Land Value

An explanatory adjustment table is included in this report on page 12

Improved parcel Update (Continued)

Other: *If multiple houses exist on a parcel, the formula derived from the primary building is used.

*If a house and mobile home exist, the formula derived from the house is used.

If “ accessory improvements only ”, then:

“2002 Total Value = (2001 Land Value *1.075) + (2001 Imps Value * 1.148)” with result rounded down to the next \$1,000.

then, 2002 Imps Value = 2002 Total Value – 2002 Land Value.

**These may include parcels with houses that have no characteristics data in the Assessor’s database.*

If vacant parcels (no improvements value), only the land adjustment applies.

Land Values or Improvements Values of \$10,000 or less or “No Perc” (SewerSystem=3) will be:

Previous land Value *1.0 Or Previous Improvement Value * 1.0.

Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample

Mobile Home Update

There are no mobile homes in this area.

Model Validation

Area-wide ratio Reports and several charts indicating, Before and After Adjustment, assessment levels are included in the body of this report. NCSS software provides a number of diagnostic tools. These tools help explain variable selection and model calibration and specification. These tools are useful in recognizing influential parcels. Further documentation concerning the annual update model while not contained within this report is available on request.

Area 20 Annual Update Model Adjustments

2002 Total Value = 2001 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

7.6%

Year Built or Renovation After 1970	Yes
% Adjustment	11.2%
Bulding Grade 6	Yes
% Adjustment	7.7%
Neighborhood 2 and Above Grade Living Area Greater than 1500Sqft.	Yes
% Adjustment	7.4%

Comments and Examples:

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a home built or renovated after 1970 would receive approximately a net 18.8% upward adjustment (7.6% overall + 11.2 % year built or renovated after 1970). Approximately, 6.2% of total population would get this adjustment.

A home whose building grade is 6 would receive approximately a net 15.3% upward adjustment (7.6% overall + 7.7 % building grade = 6). Approximately, 29.7% of total population would get this adjustment.

A home located in neighborhood 2 and above grade living area greater than 1500 sqft.would receive approximately a net 15% upward adjustment (7.6% overall + 7.4 % Neighborhood 2, above grade living area greater than 1500 sqft.). 10.6% of total population would get this adjustment.

Approximately, 47.6% of the population in the area 20 are adjusted by the overall alone. There are 2952 parcels with one improvement that has 1-3 living units.

This area was last physically inspected in 1999.

Area 20 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 98.0.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
5	12	0.902	0.975	8.0%	0.880	1.070
6	71	0.843	0.975	15.8%	0.941	1.010
7	100	0.897	0.984	9.7%	0.956	1.012
8	14	0.870	0.969	11.3%	0.913	1.024
9	3	0.831	1.013	22.0%	0.997	1.030
Year Built	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1900-1920	68	0.883	1.006	13.8%	0.970	1.041
1921-1940	55	0.841	0.929	10.5%	0.892	0.966
1941-1950	48	0.907	0.995	9.6%	0.958	1.031
1951-1970	16	0.939	1.012	7.7%	0.941	1.083
1971-1990	5	0.800	0.957	19.6%	0.787	1.127
1991 - +	8	0.844	1.021	20.9%	0.953	1.089
Condition	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
Poor	4	0.892	1.002	12.3%	0.680	1.323
Average	165	0.870	0.972	11.7%	0.950	0.993
Good	29	0.897	1.013	13.0%	0.967	1.059
Very Good	2	0.987	1.096	11.0%	N/A	N/A
Stories	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1	120	0.884	0.983	11.2%	0.960	1.006
1.5	69	0.868	0.972	11.9%	0.933	1.011
2	10	0.864	1.002	16.0%	0.906	1.098
3	1	0.789	1.008	27.8%	N/A	N/A
Neighborhood 2, Above Grade Living Area Greater than 1500 sqft.	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N	169	0.887	0.983	10.8%	0.962	1.003
Y	31	0.828	0.970	17.0%	0.908	1.031

Area 20 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 98.0.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

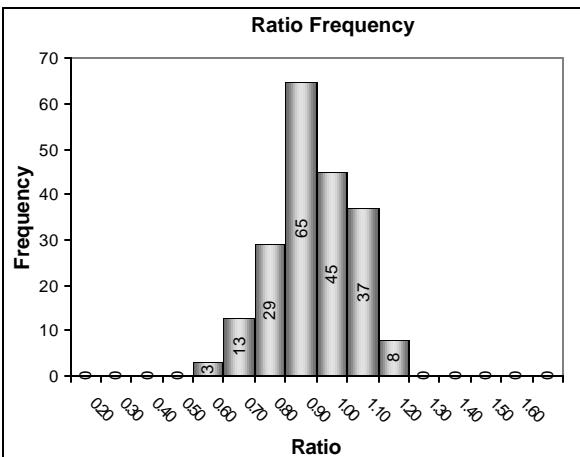
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2001	2002	Percent Change	2002 Lower	2002 Upper
		Weighted Mean	Weighted Mean		95% C.L..	95% C.L.
0-800	29	0.854	0.965	13.0%	0.906	1.024
801-1000	45	0.878	0.974	10.9%	0.937	1.010
1001-1500	88	0.892	0.985	10.4%	0.956	1.013
1501-2000	31	0.842	0.967	14.9%	0.909	1.025
2001 - +	7	0.911	1.073	17.8%	0.926	1.219
View Y/N	Count	2001	2002	Percent Change	2002 Lower	2002 Upper
		Weighted Mean	Weighted Mean		95% C.L..	95% C.L.
N	178	0.880	0.986	12.0%	0.965	1.006
Y	22	0.849	0.942	11.0%	0.879	1.006
Neighborhood	Count	2001	2002	Percent Change	2002 Lower	2002 Upper
		Weighted Mean	Weighted Mean		95% C.L..	95% C.L.
1	1	0.603	0.769	27.7%	N/A	N/A
2	157	0.871	0.981	12.6%	0.958	1.004
3	42	0.902	0.983	9.0%	0.949	1.017
Year Built or Renovation 1971- +	Count	2001	2002	Percent Change	2002 Lower	2002 Upper
		Weighted Mean	Weighted Mean		95% C.L..	95% C.L.
N	187	0.880	0.979	11.2%	0.958	0.999
Y	13	0.829	0.999	20.5%	0.934	1.064
Sub	Count	2001	2002	Percent Change	2002 Lower	2002 Upper
		Weighted Mean	Weighted Mean		95% C.L..	95% C.L.
1	34	0.896	0.993	10.8%	0.948	1.038
2	105	0.858	0.970	13.1%	0.941	0.999
3	61	0.898	0.991	10.4%	0.958	1.024
Lot Size	Count	2001	2002	Percent Change	2002 Lower	2002 Upper
		Weighted Mean	Weighted Mean		95% C.L..	95% C.L.
0-3000	14	0.852	0.962	12.8%	0.870	1.054
3001-4000	59	0.839	0.953	13.6%	0.915	0.991
4001-5000	56	0.897	0.996	11.1%	0.960	1.032
5001-8000	66	0.891	0.990	11.0%	0.957	1.022
8001-12000	4	0.984	1.092	10.9%	0.821	1.363
12001 - +	1	0.871	0.933	7.2%	N/A	N/A

Annual Update Ratio Study Report (Before)

2001 Assessments

District/Team: WC/ Team 2	Lien Date: 01/01/2001	Date of Report: 5/10/2002	Sales Dates: 1/2000 - 12/2001
Area 20	Analyst ID: RPAN	Property Type: Single Family Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 200 Mean Assessed Value 195,900 Mean Sales Price 223,600 Standard Deviation AV 39,241 Standard Deviation SP 53,274			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 0.893 Median Ratio 0.891 Weighted Mean Ratio 0.876			
UNIFORMITY			
Lowest ratio 0.586 Highest ratio: 1.161 Coefficient of Dispersion 11.54% Standard Deviation 0.130 Coefficient of Variation 14.54% Price Related Differential (PRD) 1.019			
RELIABILITY			
95% Confidence: Median <i>Lower limit</i> 0.870 <i>Upper limit</i> 0.917			
95% Confidence: Mean <i>Lower limit</i> 0.875 <i>Upper limit</i> 0.911			
SAMPLE SIZE EVALUATION			
N (population size) 2952 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.130 Recommended minimum: 27 Actual sample size: 200 Conclusion: OK			
NORMALITY			
Binomial Test <i># ratios below mean:</i> 103 <i># ratios above mean:</i> 97 <i>Z:</i> 0.424 Conclusion: <i>Normal*</i> <i>*i.e. no evidence of non-normality</i>			



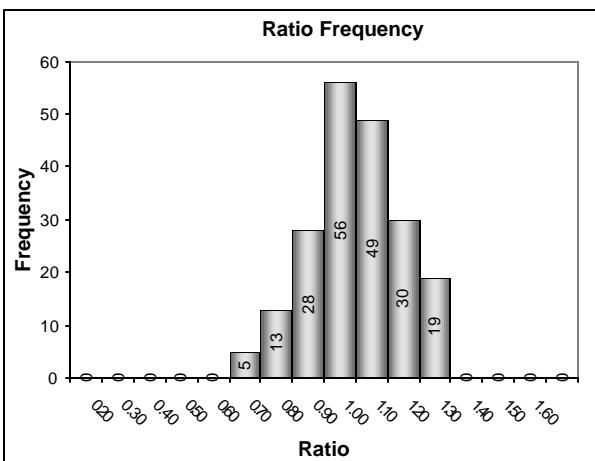
COMMENTS:

Single Family Residences throughout area 20.

Annual Update Ratio Study Report (After)

2002 Assessments

District/Team: WC/ Team 2	Lien Date: 01/01/2002	Date of Report: 5/10/2002	Sales Dates: 1/2000 - 12/2001
Area 12	Analyst ID: RPAN	Property Type: Single Family Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 200 Mean Assessed Value 219,200 Mean Sales Price 223,600 Standard Deviation AV 44,838 Standard Deviation SP 53,274			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 0.997 Median Ratio 1.000 Weighted Mean Ratio 0.980			
UNIFORMITY			
Lowest ratio 0.658 Highest ratio: 1.300 Coefficient of Dispersion 11.16% Standard Deviation 0.139 Coefficient of Variation 13.95%			
RELIABILITY			
95% Confidence: Median <i>Lower limit</i> 0.977 <i>Upper limit</i> 1.018 95% Confidence: Mean <i>Lower limit</i> 0.978 <i>Upper limit</i> 1.016			
SAMPLE SIZE EVALUATION			
N (population size) 2952 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.139 Recommended minimum: 31 Actual sample size: 200 Conclusion: OK			
NORMALITY			
Binomial Test <i># ratios below mean:</i> 97 <i># ratios above mean:</i> 103 <i>Z:</i> 0.424 Conclusion: <i>Normal*</i> <i>*i.e. no evidence of non-normality</i>			



COMMENTS:

Single Family Residences throughout area 20.

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Sales Available for Annual Update Analysis
Area 20
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
1	425340	0055	12/06/00	90000	420	0	5	1919	3	4000	N	N	1307 S MCCLELLAN ST
1	307650	0715	06/22/00	159000	870	0	5	1905	3	4800	N	N	2715 13TH AV S
1	307650	0766	03/28/00	170000	690	0	6	1944	3	4800	N	N	3016 12TH AV S
1	307650	0928	10/01/01	180000	810	0	6	1929	3	3200	N	N	1305 S FOREST ST
1	308600	3085	12/26/00	215000	1030	560	6	1918	4	3600	N	N	2820 15TH AV S
1	308600	2760	11/20/01	216000	1150	750	6	1920	3	3200	N	N	3122 14TH AV S
1	372680	0065	05/24/01	160002	1180	0	6	1913	3	2983	N	N	1729 S HINDS ST
1	059700	0720	11/13/00	187500	1340	170	6	1913	3	3774	N	N	1712 S HANFORD ST
1	307650	0815	08/23/01	230000	850	0	7	1931	3	3200	N	N	3106 12TH AV S
1	367890	0415	08/29/01	185000	910	0	7	1926	3	3000	N	N	3241 15TH AV S
1	367890	0335	11/02/00	170000	940	480	7	1926	3	4800	N	N	3429 15TH AV S
1	396440	0440	08/16/00	226500	1010	0	7	1924	3	4000	N	N	3306 16TH AV S
1	367890	0405	05/22/01	218900	1060	140	7	1924	3	5800	N	N	3233 15TH AV S
1	568000	1165	12/24/01	270000	1100	0	7	1930	4	3200	N	N	3205 14TH AV S
1	568000	1160	06/21/00	250000	1150	0	7	1928	3	4800	N	N	3211 14TH AV S
1	367890	0446	12/08/00	280000	1280	0	7	1927	3	5638	Y	N	1412 HINDS PL S
1	396440	0160	04/05/00	226000	1320	0	7	1926	3	4240	N	N	3217 LAFAYETTE AV S
1	367890	0380	07/21/00	280000	1330	300	7	1920	3	5800	N	N	3215 15TH AV S
1	059700	0780	02/25/00	214950	1410	0	7	1914	3	2992	N	N	3010 17TH AV S
1	396440	0090	01/26/00	246000	1430	0	7	1926	3	4980	N	N	1617 S HANFORD ST
1	367890	0482	09/24/01	244950	1430	0	7	1926	4	3776	N	N	1403 S HANFORD ST
1	307650	0797	03/29/00	249950	1440	0	7	1929	3	4800	N	N	1214 S WINTHROP ST
1	367890	0185	07/05/00	250000	1480	0	7	1926	3	4056	N	N	3401 16TH AV S
1	059700	0725	06/15/01	205000	1480	0	7	1918	3	3774	N	N	1708 S HANFORD ST
1	308600	3005	12/04/01	252000	1520	0	7	1927	4	4800	N	N	3013 16TH AV S
1	367890	0065	05/03/01	280000	1560	180	7	1926	3	3571	N	N	3315 16TH AV S
1	367890	0445	08/30/00	285000	1610	0	7	1927	4	4000	N	N	3234 14TH AV S
1	367890	0060	01/29/01	330000	1640	0	7	1927	3	3585	N	N	3309 16TH AV S

Sales Available for Annual Update Analysis
Area 20
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
1	425340	0020	12/08/00	259000	1680	0	7	1905	3	5412	N	N	2817 14TH AV S
1	310150	0085	05/14/01	280000	1750	0	7	1907	3	4000	N	N	3405 17TH AV S
1	308600	2870	09/30/00	250000	2000	0	7	1928	4	4800	N	N	3114 15TH AV S
1	307650	0710	01/31/00	245000	2140	0	7	1900	4	7200	Y	N	2707 13TH AV S
1	308600	2610	10/10/00	245000	2910	0	7	1908	3	7200	N	N	2914 14TH AV S
1	307650	0810	03/03/00	260000	1110	600	8	1951	3	6000	N	N	3114 12TH AV S
2	539360	1235	09/14/00	139000	720	0	5	1923	3	6000	N	N	2323 23RD AV S
2	059700	0335	12/12/00	128000	750	0	5	1915	3	5012	N	N	3021 20TH AV S
2	149830	2135	05/25/00	160000	830	0	5	1904	3	4500	N	N	2112 20TH AV S
2	388190	0400	08/21/01	197000	1190	0	5	1906	3	5379	N	N	1803 19TH AV S
2	307950	0200	10/25/01	219950	1590	0	5	1907	4	4600	N	N	2605 19TH AV S
2	811610	0125	04/14/00	195000	670	670	6	1988	3	4000	N	N	3224 MORSE AV S
2	308300	0285	09/19/01	154950	670	0	6	1948	2	4000	N	N	2706 21ST AV S
2	798190	0075	04/13/00	197500	680	0	6	1925	3	2811	Y	N	1915 S HORTON ST
2	149830	1614	11/29/01	225000	700	0	6	1919	3	8280	N	N	1922 18TH AV S
2	059700	0195	07/25/01	269000	730	0	6	1929	3	4000	N	N	1915 S STEVENS ST
2	732090	0090	12/20/00	210000	750	400	6	1910	3	3840	N	N	2713 20TH AV S
2	308000	0095	04/25/01	135000	750	0	6	1948	3	2400	N	N	2515 21ST AV S
2	365010	0080	05/10/01	185000	750	0	6	1909	3	4125	N	N	3326 18TH AV S
2	731990	0345	09/15/00	136000	770	0	6	1912	2	3072	N	N	2919 20TH AV S
2	308300	0810	07/19/00	158000	780	0	6	1949	3	4000	N	N	3012 22ND AV S
2	060600	0080	06/29/00	155000	790	0	6	1909	3	3983	N	N	3220 18TH AV S
2	308300	0280	07/10/00	156500	790	0	6	1940	3	4000	N	N	2710 21ST AV S
2	149830	1315	05/25/00	146000	800	0	6	1912	3	2000	N	N	1606 S HILL ST
2	912200	0565	03/10/00	190000	830	0	6	1923	3	4000	N	N	1714 S BAYVIEW ST
2	325350	0025	08/18/00	175000	830	0	6	1949	3	6377	N	N	3216 21ST AV S
2	308300	0195	03/20/01	150450	830	0	6	1946	3	4000	N	N	2814 21ST AV S
2	272920	0070	07/27/01	187500	840	0	6	1908	3	4975	N	N	2201 S HORTON ST
2	754830	0810	03/14/00	149000	850	0	6	1910	3	5000	N	N	1717 VALENTINE PL S

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Area 20
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	539360	1030	12/03/01	169000	850	0	6	1948	3	6000	N	N	2323 21ST AV S
2	149830	1549	09/12/00	153000	860	0	6	1949	3	4200	N	N	1716 S HILL ST
2	149830	1605	05/19/00	195000	900	0	6	1909	3	6000	N	N	1917 18TH AV S
2	307950	0190	05/15/01	290000	900	500	6	1946	3	4000	N	N	2602 18TH AV S
2	754830	0460	07/21/00	185900	910	130	6	1913	4	4502	N	N	1767 17TH AV S
2	168340	0050	04/18/00	192000	940	0	6	1901	3	2575	N	N	1308 S COLLEGE ST
2	307950	0080	03/27/00	228000	960	0	6	1907	4	3435	Y	N	2500 17TH AV S
2	307950	0175	11/29/00	274000	990	0	6	1928	3	4000	N	N	2610 18TH AV S
2	539360	0445	02/09/01	212000	990	0	6	1905	3	6000	Y	N	2307 14TH AV S
2	059700	0055	05/07/01	148000	1010	0	6	1926	2	4859	N	N	3012 20TH AV S
2	731990	0065	07/13/01	248675	1060	0	6	1917	4	3840	N	N	2812 17TH AV S
2	539360	1095	12/20/00	180000	1070	0	6	1957	3	6000	N	N	2206 21ST AV S
2	754830	0760	04/19/00	168000	1150	0	6	1905	3	3430	N	N	1772 19TH AV S
2	149830	1600	05/22/01	210000	1150	0	6	1910	3	6000	N	N	1911 18TH AV S
2	731990	0075	05/24/01	270000	1210	600	6	1918	3	3840	N	N	2802 17TH AV S
2	912200	0525	12/26/01	274000	1210	0	6	1915	3	6000	Y	N	2346 17TH AV S
2	731990	0030	08/28/01	280000	1230	0	6	1927	3	2496	N	N	1715 S FOREST ST
2	731990	0106	03/24/00	254850	1260	0	6	1926	4	4664	N	N	1710 S MCCLELLAN ST
2	149830	1440	10/10/00	206000	1320	920	6	1931	3	6000	N	N	2111 17TH AV S
2	732090	0150	10/17/00	175000	1340	480	6	1950	3	5760	N	N	2721 21ST AV S
2	539360	0770	04/18/00	213500	1360	0	6	1914	3	6000	N	N	2327 18TH AV S
2	308300	0845	11/27/01	239950	1390	0	6	1920	3	4000	N	N	3015 23RD AV S
2	059700	0385	05/24/01	259950	1470	870	6	1920	3	3700	N	N	1803 S STEVENS ST
2	539360	0425	10/06/00	229950	1510	0	6	1915	3	6000	Y	N	2306 13TH AV S
2	308300	0800	01/26/01	218000	1540	0	6	1913	3	4000	N	N	3020 22ND AV S
2	798190	0030	07/05/01	414000	1860	0	6	1917	4	3175	Y	N	3322 19TH AV S
2	059700	0425	05/22/01	240000	2140	600	6	1915	4	4000	N	N	3042 18TH AV S
2	912200	0826	06/14/00	169900	740	0	7	1951	3	6000	N	N	2116 S BAYVIEW ST
2	912200	0756	02/03/00	192500	780	620	7	1949	3	4000	N	N	2360 20TH AV S

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Area 20
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	368040	0125	09/07/01	289000	860	180	7	1948	3	5000	Y	N	4147 24TH PL S
2	162404	9121	01/20/00	187000	880	0	7	1923	3	4200	Y	N	3602 24TH AV S
2	368040	0155	12/11/00	295000	910	0	7	1947	3	7500	Y	N	4022 24TH PL S
2	368040	0035	03/21/00	269950	940	0	7	1948	3	5000	Y	N	4037 24TH PL S
2	531210	0050	03/07/00	185000	970	290	7	1950	3	3175	N	N	3406 20TH AV S
2	539360	0860	02/22/00	181000	1000	410	7	1952	3	6000	N	N	1819 S WALKER ST
2	142630	0830	05/11/01	187000	1010	410	7	1940	3	5654	N	N	3933 CHEASTY BL S
2	365010	0085	12/13/01	241000	1010	0	7	1914	3	4125	N	N	3329 19TH AV S
2	868530	0042	12/06/00	255000	1030	500	7	1951	3	16040	N	N	2358 S ANGELINE ST
2	162404	9247	02/04/00	225000	1040	1040	7	1963	3	5000	Y	N	2417 S SPOKANE ST
2	731990	0282	12/04/01	275000	1050	0	7	1918	4	2880	N	N	1823 S FOREST ST
2	308300	1305	06/29/01	272000	1070	240	7	1958	3	5500	N	N	2522 23RD AV S
2	059700	0255	03/15/00	208500	1120	400	7	1923	3	4000	Y	N	3046 19TH AV S
2	142630	0841	07/26/00	214950	1120	730	7	1964	3	6000	N	N	2508 S ANDOVER ST
2	149830	1955	08/09/01	258000	1140	1000	7	1980	3	6000	N	N	1907 20TH AV S
2	754830	0540	01/23/01	242290	1170	1170	7	1920	3	5000	N	N	1750 17TH AV S
2	059700	0420	01/10/00	242000	1190	900	7	1977	3	4000	N	N	3036 18TH AV S
2	868530	0040	11/02/01	243000	1190	400	7	1947	3	6967	N	N	2430 S COLUMBIAN WY
2	367740	0170	02/22/01	218000	1200	670	7	1949	3	8190	N	N	2422 S COLUMBIAN WY
2	149830	1710	07/17/00	242500	1250	540	7	1993	3	6000	N	N	2012 18TH AV S
2	149830	0625	09/22/00	273000	1250	450	7	1990	3	3000	N	N	1208 S HILL ST
2	368090	0130	11/10/00	270000	1270	500	7	1959	3	7503	N	N	4020 25TH AV S
2	149830	1860	09/21/01	182000	1270	0	7	1961	3	6000	N	N	1920 S WALKER ST
2	307950	0110	08/17/00	195000	1280	0	7	1913	3	2600	N	N	2515 18TH AV S
2	059700	0200	03/23/00	195000	1290	0	7	1929	3	4000	Y	N	1911 S STEVENS ST
2	059700	0500	02/09/01	197000	1290	150	7	1919	3	4000	Y	N	3037 19TH AV S
2	368090	0100	11/16/01	263500	1300	540	7	1971	3	6415	N	N	4133 CHEASTY BL S
2	307950	0060	03/21/00	238000	1310	0	7	1910	4	3200	N	N	2518 17TH AV S
2	308300	0360	05/02/00	246000	1330	1100	7	1965	3	4000	N	N	2605 22ND AV S

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Area 20
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	168340	0035	03/06/00	215000	1340	0	7	1931	3	6000	N	N	2207 13TH AV S
2	168340	0055	02/25/00	325000	1350	0	7	1926	3	3425	Y	N	2216 13TH AV S
2	368090	0115	01/21/00	253000	1370	1310	7	1959	3	6232	N	N	4002 25TH AV S
2	149830	1760	09/26/01	146000	1430	0	7	1910	2	6000	N	N	2027 19TH AV S
2	912200	0620	05/21/01	270500	1440	0	7	1930	5	6000	Y	N	2352 18TH AV S
2	325350	0165	08/24/00	230000	1510	0	7	1916	4	3809	N	N	3205 23RD AV S
2	154110	0035	09/25/00	285000	1510	0	7	1924	4	6150	N	N	3228 25TH AV S
2	731990	0256	01/02/01	194500	1540	0	7	1912	3	3072	N	N	1810 S STEVENS ST
2	168340	0140	10/11/01	331000	1540	0	7	1912	3	6000	N	N	2211 15TH AV S
2	307950	0140	04/24/00	384000	1600	0	7	1924	3	4000	N	N	2502 18TH AV S
2	159660	0115	09/28/00	214500	1620	150	7	1910	3	4635	N	N	3422 21ST AV S
2	731990	0195	03/22/00	336000	1650	0	7	1909	4	3840	N	N	2719 19TH AV S
2	308300	0775	08/28/01	250000	1710	0	7	1921	3	4000	N	N	2905 23RD AV S
2	912200	0541	04/18/00	257100	1830	700	7	1909	3	2400	N	N	2366 17TH AV S
2	731990	0056	10/19/00	140000	2020	0	7	1914	3	6728	N	N	1710 S FOREST ST
2	912200	0855	11/15/00	237000	2550	0	7	1947	5	10000	N	N	2338 22ND AV S
2	753980	0020	06/06/00	269500	1340	0	8	1947	3	4414	Y	N	3422 19TH AV S
2	539360	0925	05/10/00	285000	1430	400	8	1960	3	6000	N	N	2322 19TH AV S
2	162404	9148	03/29/00	359000	1750	0	8	1931	3	5310	N	N	3826 24TH AV S
2	531210	0030	06/20/01	258000	2010	0	8	1930	3	3873	Y	N	3417 20TH AV S
2	539360	1185	11/16/01	310000	2080	0	8	2001	3	5000	N	N	2326 22ND AV S
2	754830	0390	01/23/01	285000	1240	820	9	2001	3	5000	N	N	1701 17TH AV S
2	388190	0415	05/15/01	319998	1368	1004	9	2001	3	5403	N	N	1815 19TH AV S
2	307950	0220	11/13/00	365000	1977	0	9	2000	3	3200	N	N	2616 19TH AV S
3	395940	1218	07/17/00	150000	430	0	5	1948	3	6600	N	N	4332 11TH AV S
3	274060	0015	05/09/00	112000	570	0	5	1909	3	5000	N	N	5206 12TH AV S
3	514100	0440	01/26/00	179950	600	0	5	1947	3	4340	N	N	1318 S PEARL ST
3	514100	0560	07/30/01	130000	800	0	5	1945	3	4650	N	N	4912 13TH AV S
3	274110	0695	12/17/01	155000	1180	0	5	1918	3	3905	N	N	4971 12TH AV S

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	568000	0735	01/16/01	193000	690	0	6	1948	3	4805	N	N	3915 14TH AV S
3	568000	0785	06/13/01	175000	740	0	6	1942	3	4800	N	N	3823 14TH AV S
3	514100	0055	03/20/01	150000	780	0	6	1919	3	4500	N	N	4631 13TH AV S
3	274110	0766	10/24/01	199900	790	0	6	1926	3	5391	N	N	4914 CORSON AV S
3	274110	0586	02/06/01	154950	800	0	6	1914	4	2250	N	N	1110 S PEARL ST
3	568000	0845	04/25/01	184950	800	0	6	1947	3	5760	N	N	3721 14TH AV S
3	274060	0160	07/25/01	176500	830	0	6	1908	4	2201	N	N	1106 S BENNETT ST
3	568000	0850	12/15/00	165000	850	0	6	1947	3	5760	N	N	3717 14TH AV S
3	367940	1135	11/20/01	156000	850	0	6	1944	3	7200	N	N	4547 15TH AV S
3	568000	0720	11/06/00	212000	870	680	6	1920	4	7800	N	N	3923 14TH AV S
3	568000	0521	09/19/01	229950	870	0	6	1935	3	5640	Y	N	4003 13TH AV S
3	514100	0295	09/06/01	201000	910	0	6	1917	3	3797	N	N	1313 S PEARL ST
3	274060	0005	08/31/00	170000	920	0	6	1947	3	5000	N	N	1201 S DAWSON ST
3	274110	0765	09/13/01	247000	980	0	6	1929	3	3755	N	N	4915 12TH AV S
3	514100	0095	06/11/01	197000	1200	0	6	1919	3	4000	N	N	4805 13TH AV S
3	274060	0165	04/25/00	159500	1220	0	6	1904	3	4401	N	N	1100 S BENNETT ST
3	274110	0465	09/15/00	170000	1220	0	6	1915	4	4424	N	N	1112 S DAWSON ST
3	274060	0150	10/18/01	205000	1270	0	6	1900	4	4401	N	N	1110 S BENNETT ST
3	386940	0050	10/19/00	210000	1320	0	6	1947	3	6810	N	N	1023 S SNOQUALMIE ST
3	514100	0840	03/27/01	254000	1570	480	6	1919	3	4650	N	N	4612 13TH AV S
3	395940	0395	01/24/00	207500	870	0	7	1941	3	4834	N	N	4119 14TH AV S
3	395940	0315	10/16/00	230000	910	290	7	1942	3	4800	N	N	4338 13TH AV S
3	395940	1630	06/22/01	215000	910	120	7	1941	3	4110	N	N	1028 S SNOQUALMIE ST
3	514100	0465	11/29/01	209500	920	0	7	1940	3	3596	N	N	4952 13TH AV S
3	367940	0610	01/27/00	190000	930	550	7	1941	3	4064	N	N	4114 14TH AV S
3	058800	0075	05/25/01	226500	930	0	7	1943	3	5290	N	N	4603 15TH AV S
3	514100	0805	07/20/00	210000	950	300	7	1950	3	5968	N	N	1318 S ANGELINE ST
3	395940	1145	01/31/01	211000	980	370	7	1940	3	5520	N	N	4321 12TH AV S
3	373280	0115	11/06/00	211000	990	0	7	1940	3	6512	N	N	1349 S HUDSON ST

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Area 20
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	395940	1640	02/27/01	185000	990	0	7	1941	3	4000	N	N	4549 11TH AV S
3	367940	0630	03/26/01	223000	990	0	7	1941	3	4106	N	N	4128 14TH AV S
3	367940	0740	12/27/01	236500	1010	1010	7	1942	3	4800	N	N	4117 15TH AV S
3	274110	0850	02/01/00	165000	1040	0	7	1952	3	5349	N	N	4847 12TH AV S
3	274110	0050	10/05/01	246000	1060	150	7	1953	3	4720	N	N	4626 CORSON AV S
3	395940	0985	12/06/00	212000	1130	500	7	1941	3	9391	N	N	4515 12TH AV S
3	395940	0290	06/26/01	239500	1150	0	7	1942	3	4800	N	N	4318 13TH AV S
3	514100	0695	04/04/01	233000	1200	0	7	1921	3	6200	N	N	4808 13TH AV S
3	395940	0710	06/07/00	270000	1230	140	7	1944	4	6001	N	N	4322 12TH AV S
3	395940	0120	12/27/01	195000	1260	0	7	1942	3	7200	N	N	4528 13TH AV S
3	373280	0090	11/21/00	200000	1280	0	7	1944	4	6512	N	N	1324 S HUDSON ST
3	274060	0350	09/24/01	260000	1310	720	7	1998	3	3750	N	N	5309 12th Ave S
3	367940	0815	06/18/01	249000	1320	150	7	1950	3	6621	N	N	4150 15TH AV S
3	514100	0630	12/19/01	222000	1320	910	7	1953	3	4650	N	N	4862 13TH AV S
3	274110	0615	07/05/01	240000	1490	0	7	1931	4	5200	N	N	5017 12TH AV S
3	395940	1279	08/27/01	200000	1550	0	7	1941	3	6536	N	N	4155 12TH AV S
3	395940	0435	05/07/01	249900	1750	1000	7	1947	4	4800	N	N	4146 13TH AV S
3	395940	0005	12/06/01	225000	1750	0	7	1942	3	3521	N	N	4557 14TH AV S
3	274110	0725	02/02/00	342000	1960	0	7	1925	3	5392	N	N	4951 12TH AV S
3	395940	0630	03/13/01	277500	1230	1200	8	1949	3	7200	Y	N	4327 13TH AV S
3	367940	0680	03/13/01	291000	1410	900	8	1930	3	4800	N	N	4157 15TH AV S
3	367940	0605	10/10/01	219950	1410	460	8	1930	3	4061	N	N	4110 14TH AV S
3	514100	0180	08/01/01	285000	1450	700	8	1996	3	4550	N	N	4919 13TH AV S
3	568000	0750	04/05/01	292000	1560	450	8	1999	3	4805	N	N	3911 14TH AV S
3	395940	0470	08/24/00	287000	1610	0	8	1931	3	7200	N	N	4147 13TH AV S
3	395940	0295	07/28/00	350000	1690	0	8	1931	4	4800	N	N	4322 13TH AV S
3	367940	0728	05/24/01	240000	1780	0	8	1929	3	4800	N	N	4121 15TH AV S

**Vacant Sales Available to Develop the Valuation Model
Area 20**

There are an insufficient number of vacant sales to develop a valuation model